

Bertron, Cara

From: Chris Kindel [REDACTED]
Sent: Monday, August 27, 2018 3:36 PM
To: Sadowsky, Steve; Bertron, Cara
Subject: Re: Objection to plans for 3306 Beverly

Hi Steve and Cara,

I sent the below email to Steve last week stating my objections to 3306 Beverly. I note, however, that my email was not included in the case file for tonight's hearing published online at the City of Austin website. Please make sure to include my below message in the case file. I am sending this without the image files I had attached to my below email. I will forward those under separate cover.

Best regards,
Chris Kindel

919-423-5636
3307 Oakmont Blvd.
Austin, TX 78703

On Thu, Aug 23, 2018 at 12:15 AM Chris Kindel [REDACTED] wrote:

Dear Steve,

I write regarding the application for the proposed demolition of 3306 Beverly before the Historic Landmark Commission on August 27, 2018. I live in 3307 Oakmont, which backs up to this property.

I have reviewed the developer's plans for the structure that will replace the home and write to strenuously object. The scale and style (particularly the scale) of this proposed house is entirely inconsistent with the Bryker Woods neighborhood. It is hard to be more tone deaf or dismissive of the Bryker Woods historic neighborhood guidelines than to propose bulldozing a charming traditional one-story Bryker Woods cottage (picture attached) and replacing it with the neighborhood's first three story house—and a three story house, no less, that is a mishmash of over-sized modern farmhouse in the front and contemporary cubism in the back (pictures of the current house and immediately adjacent one story cottages are attached for comparison). As the developer begrudgingly had to acknowledge at the neighborhood meeting this week when it was pointed out that his architectural plans' 2015 copyright date predate his purchase of the property by three years, this is a pre-developed stock plan that has taken literally nothing about the neighborhood where it will be built into account. If this plan survives Historic Landmark Commission scrutiny and gets built in Bryker Woods without changes being required, you might as well scrap the process.

I also want to specifically object to the developer's proposal to tear down the existing one story garage that runs along my property line and replace it with a two story dwelling unit five feet from my property line. This is clear violation of the city code's rear setback requirements and, no matter what else you do with these plans, needs to be addressed and fixed. It is my understanding that this defect also renders these plans not "buildable."

Lastly, although I'm not sure this is the appropriate office to address this, I note that based on the locations and canopies of the large heritage trees on the property relative to where they plan on building the house, I don't see how it is actually possible to build a three story house on this lot (this can be seen from the attached photo).

Thank you for your consideration.

Best regards,
Chris Kindel

3307 Oakmont Blvd.
Austin, TX 78703
919-423-5636





3306



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Bertron, Cara

From: Holly Simmons [REDACTED]
Sent: Monday, August 27, 2018 3:44 PM
To: Bertron, Cara; Sadowsky, Steve
Subject: Re: 3306 Beverly - concerns

It has come to my attention that my concerns were not logged with the file on 3306 Beverly. Please confirm receipt.

Holly Simmons
832-571-7667

> On Aug 22, 2018, at 10:35 AM, holly simmons [REDACTED] wrote:
>
> Dear Steve, I am writing to express my concern over the proposed plans for 3306 Beverly. There are several design aspects that I don't believe fit with the fabric of the neighborhood; garage apartment, full lot side building, two and a half stories, and shipping container style.
>
> While there are a few garage apartments within Bryker Woods, those generally serve as extra living space for home that fit the original scale of homes, not in addition to a 4 bedroom + house. This request is not being made by a neighbor who needs extra space, but instead a builder who will sell it to someone who may or likely will not need additional space outside their large scale home. So then what happens, the new owner justifies the additional cost of the purchase by turning it into a rental or a STR? So then strangers are coming in and out, all with a bird's eye view of the neighbors previously private living and yard space?
>
> I also believe that building down almost the entire side of the lot will effectively block off the house to the North and impede the open flow of neighborliness that is also a fabric of this neighborhood. In addition, there is a great chance for drainage issues with that design as water flows from North to South on this street. A back up there would create problems for multiple neighboring lots.
>
> Two and a half stories seems excessively large, especially in a neighborhood full of predominantly one story homes. My understanding is that builders often build out the third floor, after the house is complete, to avoid the city's size restrictions. That can be the only conceivable reason someone would have an open staircase up to an attic space that includes a full bath. So this big house will get bigger and still need an extra living space above the garage? If someone wants a house that big, they can choose a different neighborhood, one that is not protected by historic restrictions.
>
> The shipping container style of the back of the home simply does not fit with the neighborhood. I don't think I need to elaborate on this point. However, please feel free to reach out to me for any clarification.
>
> Thank you for your efforts to keep our neighborhood historic.
>
> Holly Simmons
> 3309 Oakmont Blvd
> 832-571-7667
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